

Rogers

Lakeview Heights Subdivision

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Lakeview Heights

Lakeview Heights is a small subdivision of Salt Lake County located at 2760 South and 2420 East in Holladay. It originally consisted of four residential blocks bordering three curvilinear streets. Subsequent developments, however, altered the subdivision to its present form, with an added cul-de-sac and throughway along 2900 South Street.¹ The area today remains a quiet residential neighborhood with a mixture of both retirement-aged residents who have lived in their homes for several years, as well as recently arrived young families, for whom this is their first home.

Lakeview Heights was originally conceived as housing for veterans of World War II. Because of its small size, it was never intended to contain more than residential units. The project had a somewhat slow and shaky beginning, passing through three different periods of development during its first few years from 1941 to 1950.

The first recorded owner of the property, according to Salt Lake County abstract records, was a widow, Mrs. Martha G. Stewart. Under her direction in October, 1941, the land tract was subdivided into blocks, streets, and building lots. The streets were comprised of 2420 East, 2475 East, 2880 South, and 2815 South Streets. The former two streets connected northward

¹ Plat map #2, page 11.

with 2760 South Street, and the latter two connected westward with 2300 East Street.² There was no southern or western connection of the subdivision with surrounding neighborhoods, probably because those neighborhoods had not yet been laid out. 2475 East and 2420 East were connected on the southern end by a curvilinear loop, presumably to maximize the land along the irregular southern boundary of the tract. Under Mrs. Stewart's subdivision there were 81 building lots, with average dimensions of about 70 feet by 140 feet. Many lots were even larger.

In addition to subdividing Lakeview Heights into blocks and lots, Martha Stewart also established restrictive covenants, governing primarily building regulations for the subdivision. Only single-family detached houses and accompanying incidental outbuildings were to be built on the property. Houses were to be no more than one-and-one-half stories tall, had to be at least 35 feet from the front property line, must be at least 725 square feet in area, and must cost at least \$3000.³ Garages were restricted to two cars. A series of other requirements governing outbuildings, such as chicken coops and barns, were also set down in the covenants. Finally, no temporary shelter of any kind was allowed on the property.

Within these covenants, provisions were also made for the establishment of a three-person committee to approve all building

² Plat map #1, page 10.

³ "Protective Covenants," section B, page 12.

plans in the subdivision prior to construction. This committee was comprised of Martha Stewart, Earl Belnap, and Lee J. Anderson, and was to remain in effect until 1 January 1947, after which it could be reinstated by a majority of homeowners in the subdivision. County abstract records seem to indicate that Earl Belnap acted as an agent for Martha Stewart in business transactions involving the property. Mrs. Stewart would turn properties over to him at a nominal price, which he would then oversee construction of homes on, and then sell to various buyers. During this period, all of the homes adjoining 2880 South Street were sold, *apparently to individual buyers at an average cost of approximately \$4300. It appears that each of the homes built during this period has a unique plan, although all of them are one story high and sided with either wood or metal. Very little information is available concerning Martha Stewart, Earl Belnap, or Lee Anderson in local obituaries or newspaper indexes, and it is unclear exactly who built these homes or how it was carried out.

Building activity in Lakeview Heights appears to have been limited to that region along 2880 South Street during the years from 1941 to 1946. In May, 1946, Martha Stewart sold all remaining lots in the subdivision to then county surveyor, J. Kenneth Thayn at a cost of \$97200. From that point on, there is no record of any involvement by her or the other members of her

* Plat map #1, page 10.

committee in any transactions in the subdivision. Thus began the second phase of development in Lakeview Heights.

In May 1946, two months after taking over the Lakeview property, Kenneth Thayn amended the subdivision, adding a cul-de-sac at 2860 South 2475 East, and converting the connecting loop between 2420 East and 2475 East Streets into 2900 South Street, which he extended eastward to the boundary of the subdivision⁵ at the request of the County Board of Commissioners. The building lots were also made narrower - 60 feet wide rather than the original 70 feet - consequently increasing the number of remaining lots from 67 to 86. In September of the same year, a county sewer district was created, extending that service to the area. The houses built under Martha Stewart had incorporated individual septic tanks, according to her restrictive covenants. In December of 1946 Thayn implemented his own restrictive covenants governing his portion of the subdivision. These covenants were almost identical to those of Martha Stewart, except for alterations of setback lines, extension of maximum height of houses to two stories, increase of the minimum house cost to \$4500, and the addition of a clause restricting ownership of lots in the subdivision to Caucasians.⁶ Thayn established another three-person committee comprised of himself, Kyle H. Brewster, and George H. Kalmar to oversee and approve

⁵ Plat map #2, page 11.

⁶ "Restrictive Covenants," Section J, page 16.

construction in the subdivision. This committee was to continue until 1 January 1952, unless extended by a majority of homeowners, as with the previous committee under Martha Stewart.

It is interesting to note that Kenneth Thayn, as county surveyor, had conducted the original survey of Lakeview Heights for Martha Stewart, and then had bought the property from her just months before the County extended sewer services and road improvements to the area. However, no information has been produced to establish the relationship between Thayn's county position and his purchase of Lakeview Heights. Another note of interest is that when he left his position as county surveyor in January 1947, it was amid controversy over his having been paid more money than he was supposed to be at the very end of his term.⁷ Days later he returned the excess salary.

Most of the information and lead sources for this paper were obtained from an interview with Mr. Kyle H. Brewster^{*}, a member of Kenneth Thayn's review committee, currently living at 1522 Paradise Lane in Kearns. George Kalmar passed away in 1960, and Kenneth Thayn in 1970. Kyle Brewster and George Kalmar were young partners in a construction company in the latter 1940's. They, along with a third partner whose name Mr. Brewster cannot remember, purchased 56 building lots from Kenneth Thayn, this apparently being their only connection with him. They began construction of a handful of homes on the east side of the curved

⁷ Salt Lake Tribune, 8 January 1947.

portion of 2420 East Street, all of which were to follow a common plan.

At the time, due to World War II, building materials were extremely scarce. In order to obtain enough lumber to build their proposed houses, Brewster and Kalmar struck a deal to use veterans' mortgage money to procure lumber for the project and then formed a lumber company. They began stockpiling the wood on site at Lakeview Heights. Mr. Brewster said that it was stacked 12 feet high and covered a whole block.

The contracts for the homes guaranteed a total cost of construction of \$6000. Brewster and Kalmar worked through a man named Davis with a mortgage company to obtain loans for war veterans under FHA guidelines. However, at the time, property values were skyrocketing, and when the names were submitted for loans, the FHA refused to reschedule its loan guarantees to follow current inflation trends, and restricted the amount they were willing to pay for the homes, unless the veterans could put up \$1500 down payment. None of them could.

The stacked lumber sat for an entire winter while Brewster and Kalmar tried to negotiate loans with the FHA. By springtime the wood was ruined. Brewster tried to no avail to calm investor's concerns, but they ended up withdrawing their money. George Kalmar and the third partner declared bankruptcy, leaving Brewster with \$100000 in debt. He dropped out of medical school and sold his home to pay the debt, and Kenneth Thayn repossessed the lots and unfinished houses.

The houses left unfinished by Brewster and Kalmar were apparently completed by someone under Kenneth Thayn's direction, and most of the rest of their 56 lots had similar homes erected on them. ^a The homes on these lots are of two basic plans, each one story high brick houses with different colored masonry and individually articulated details. ^{-ref to photos?} No information has been produced as to how the homes were completed or by whom, but Kenneth Thayn owned his own construction company which presumably may have performed the labor.

The third major phase of development in Lakeview Heights was carried out by a man named H. S. Barrington shortly after the demise of Brewster and Kalmar. He purchased the 28 remaining lots on the north end of the subdivision and erected his own one-story brick homes following his own two plan types. ^b Mr. Barrington also has passed away, and very few details are available regarding his construction methods, except that according to Salt Lake County abstract records, his homes were mortgaged at \$6500 each.

The unbuilt portion of Kenneth Thayn's 56 lots, lying along the southern end of 2475 East Street subsequently had one-story, individual-planned houses built on them. ¹⁰ These homes, like

^a Plat map #2, page 11;
Photograph # 1, 2, page 18.

^b Plat map #2, page 11;
Photograph # 3, 4, page 19.

¹⁰ Plat map #2, page 11;
Photograph # 5, 6, page 20.

their predecessors, are simple and follow the same lines, but they are typically larger and are sided with wood or metal, instead of the masonry of the others. It is unclear whether these were all built by a single developer or by individual owners.

Many of the houses in Lakeview Heights appear to have remained in similar condition to when they were originally built. Most of the older homes have original detached, single-car garages and driveways on their lots. The newer, larger homes along 2475 East Street almost all incorporate attached, one-car garages. Several of the original brick houses, particularly those owned by older residents, appear to have their 1940's-vintage window sets and other details still intact, while some owned by younger families have been redecorated in more modern colors and styles. Many homes have had porches, patios, awnings, swamp coolers, etc. added to them since they were built, and some have had outward expansions added onto them over the years, although that is quite rare. All of the houses in the neighborhood have low roof pitches and full basements, discouraging upward expansion. Curved streets and gently sloping topography in the subdivision serve to produce a semi-rural atmosphere. "

As stated before, Lakeview Heights was originally built as housing for veterans of World War II. It was never advertised as

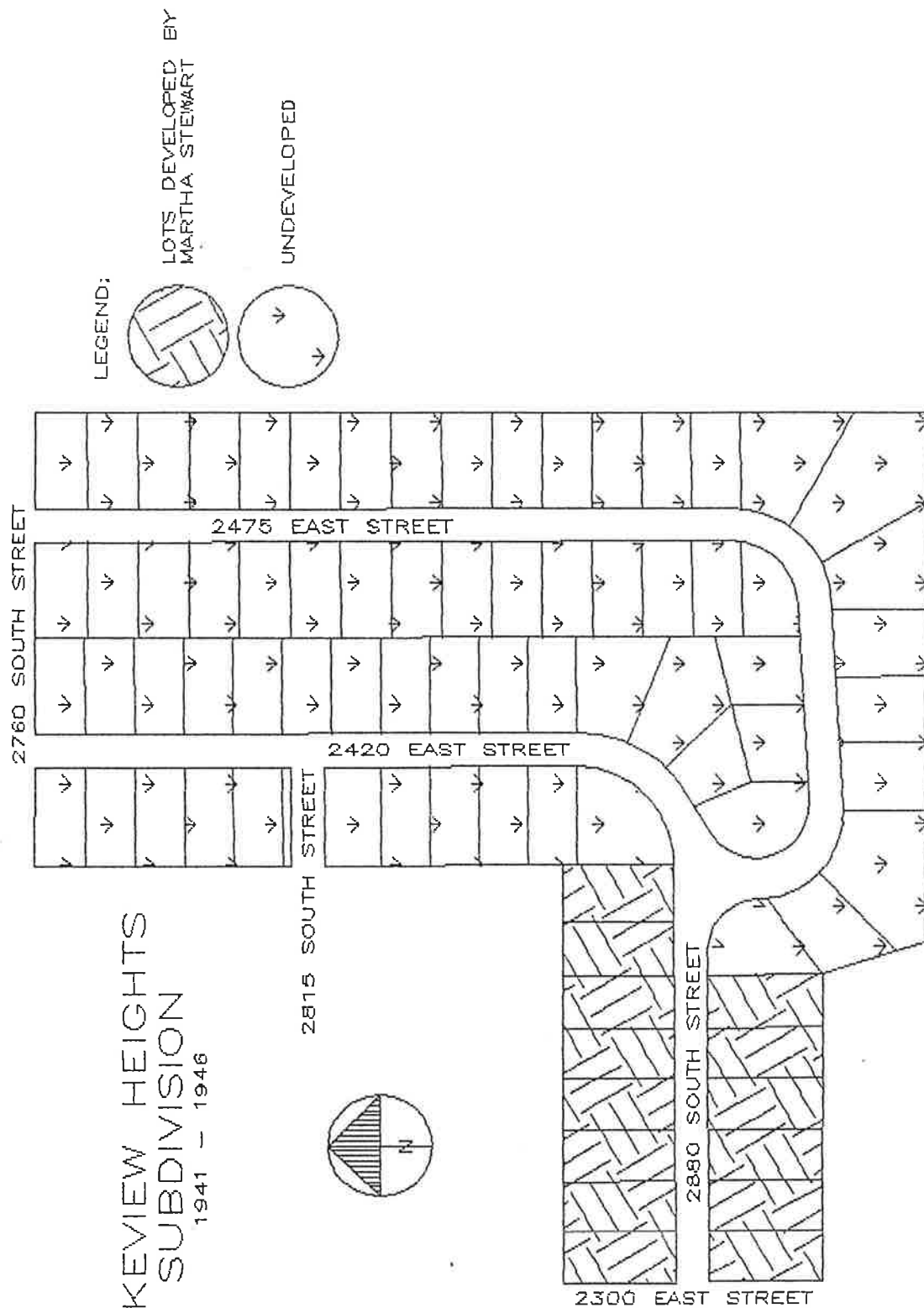
"Photograph # 7, page 21.

a cohesive subdivision during its early development, probably because housing was in extremely high demand at the time. Also, from the information obtained, it appears that Lakeview Heights was a one-time deal for all of its developers except Kenneth Thayn. Both Kenneth Thayn and H. S. Barrington lived in the subdivision, Thayn later moving elsewhere and Barrington living there until his death. Since the 1940's most of the residents of the area have been middle- to lower middle-class, many of them blue-collar or clerical workers. However, the area seems to be popular now for younger families investing in first homes who intend to move elsewhere later.

Such as Lakeview Heights subdivision of Salt Lake County is a typical example of post World War II housing developments. It was developed for war veterans who were to obtain funding assistance from the government through the Federal Housing Administration. Despite lacking a definitely planned and unified development scheme, and despite some setbacks in its beginning, Lakeview Heights has become a very pleasant and beautiful neighborhood.

- Interesting history, but what?*
1. *Racial restrictions?*
 2. *Discussion of the various hse types as to style, materials special features, etc, ?*
 3. *Plan of a hse type?*
 4. *Bibliog ??*

LAKEVIEW HEIGHTS SUBDIVISION 1941 - 1946



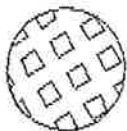
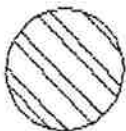
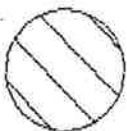
LOTS DEVELOPED BY
MARTHA STEWART

LOTS DEVELOPED BY
H. S. BARRINGTON

LOTS DEVELOPED BY
BREWSTER/KALMAR/
KENNETH THAYN

LOTS DEVELOPED BY
OTHERS

LEGEND:



2760 SOUTH STREET

2475 EAST STREET

2860 SOUTH HIGH STREET

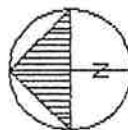
2900 SOUTH STREET

2815 SOUTH STREET

2420 EAST STREET

2880 SOUTH STREET

2300 EAST STREET





1. First houses begun by Kyle Brewster and George Kalmar. They were finished under Kenneth Thayn's direction.



2. Lower 2420 East homes built by Kenneth Thayn.



3. One of two house types built by
Kenneth Thayn.



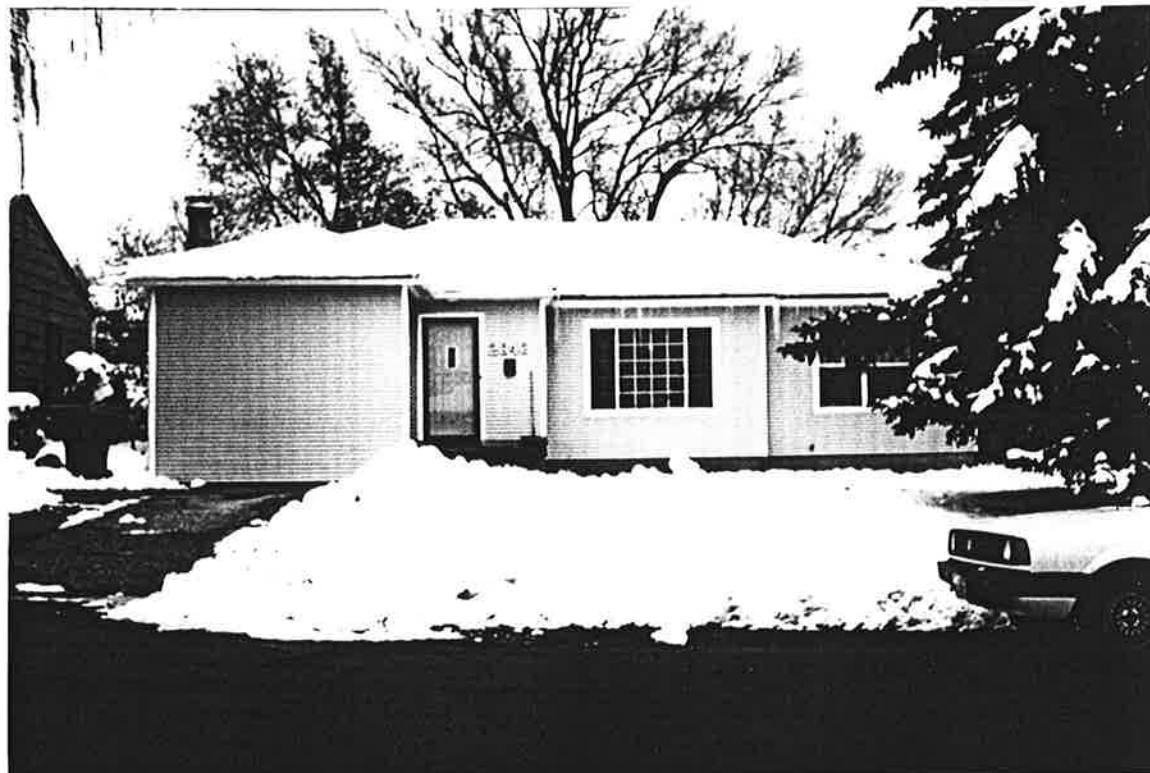
4. Second of two house types built by
Kenneth Thayn.



5. One of two house types built by
H. S. Barrington.



6. Second of two house types built by
H. S. Barrington.



7. Final housing stock built later along
2475 East.



8. Final housing stock built later along
2475 East.



9. View facing west on 2900 South.